HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2010

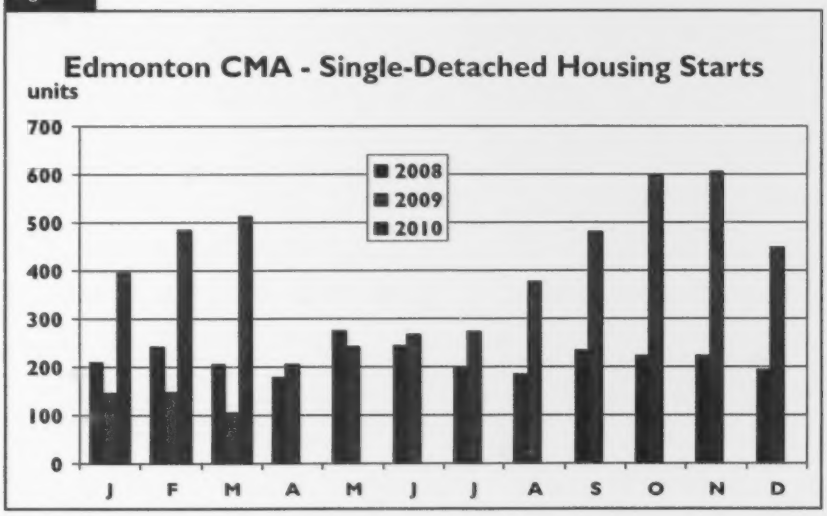
New Home Market

Housing Starts Maintain Vigorous Pace in March

Edmonton's new home builders continued to ramp up production in March. Total housing starts in the Edmonton Census Metropolitan Area (CMA) reached 813 units in March compared with 135 units in March 2009. This represented the ninth consecutive month of year-over-year improvements in housing starts. After three months, the industry has initiated 2,032 dwelling units, up from 761 units started during the first quarter of 2009.

Single-detached home builders started work on 513 units in March, almost five times the 105 singles started in March of last year. The industry is attempting to replenish single-

Figure 1



Source: CMHC

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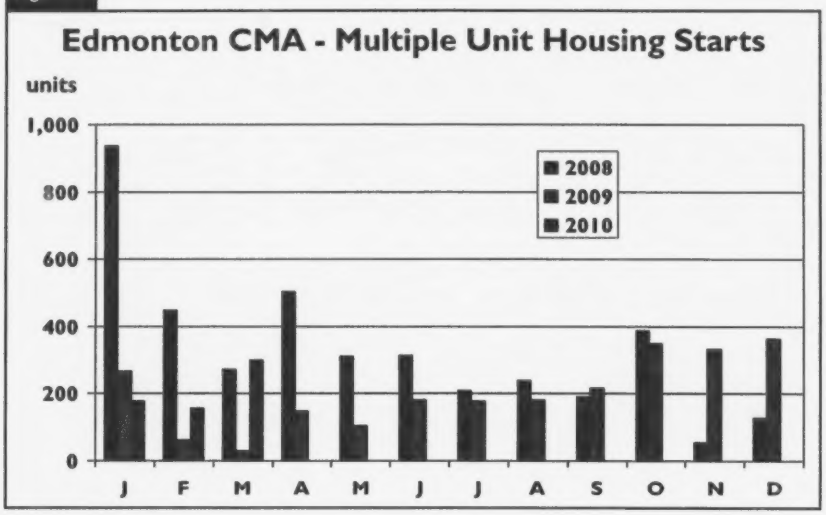
Figure 2



Source: CMHC

detached inventories that have been driven to low levels by a reduction in completions and relatively brisk demand. So far this year, foundations were poured for 1,394 units compared with 401 singles recorded in the first three months of 2009.

The inventory of completed and unoccupied single-detached units in March was down by two units from the previous month to 402. Completions totalled 349 units while absorptions reached 351 dwellings. The inventory in March was down by 56.5 per cent from this time last year. With units under construction in March up by 85 per cent from a year prior, completions should begin to trend upward in the months ahead.

The average price for single-detached homes absorbed in March fell by 18.6 per cent year-over-year to $465,393. For the year-to-date, the average absorbed price across Metro stood at $468,223, representing a 21 per cent decline from the first quarter 2009 average. Readers are cautioned that absorbed prices in many cases represent the price negotiated prior to the start of construction.

Multiple dwelling starts, which consist of semi-detached, row, and apartment units, totalled 300 units in March, representing a sizable gain over the 30 multiple unit starts tallied in March of last year. The majority of multiple starts were destined for the homeowner or condominium markets, although 12 apartment units were intended for the rental market.

To the end of the first quarter, multiple starts have risen by 77 per cent year-over-year to 638 units due to rebounding activity in semi-detached and row dwellings. While apartment starts were up in March from the same month last year, production levels so far were down by 64 per cent from January to March of 2009 due to persistently high inventories.

Multiple unit completions totalled 200 units in March, largely unchanged from the same month last year. Multi-unit absorptions increased by six per cent year-over-year to 252 units. With absorptions outpacing completions, the inventory of completed and unoccupied multis decreased month-over-month to 965 units. While inventories in March were still one third higher than this time last year, they have been largely trending downward over the past six months. Almost three-quarters of the multiple unit inventories on-hand in March were apartments.

Resale Market

Balanced Conditions in 1st Quarter

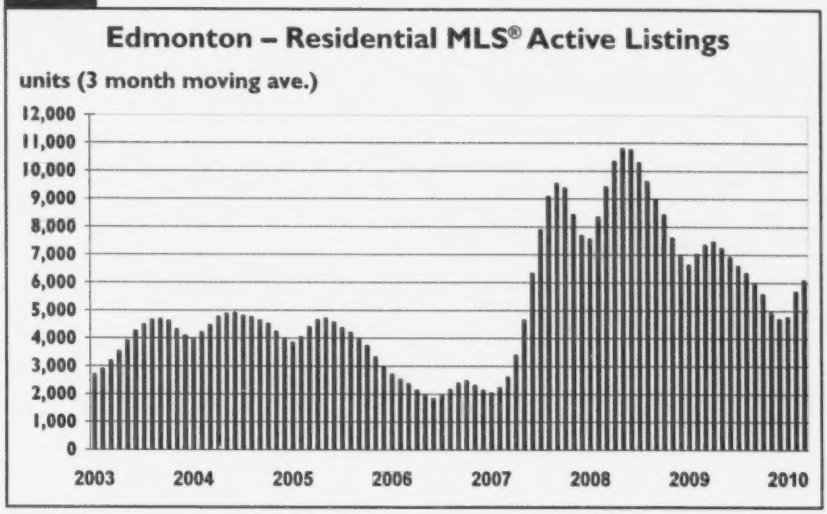
Residential sales reported by the Realtors® Association of Edmonton (RAE) increased by 22 per cent year-over-year in the first quarter but the gap over last year's performance will narrow in the months ahead. This time last year, sales on the MLS® were down by 22 per cent from the same three month period in 2008 as consumers faced a steady diet of negative news about the economy.

Supply levels on the MLS® were down year-over-year at the end of the first quarter but a strong improvement in new listings during March helped to bolster active listings from the beginning of the year. The sales-to-active listings ratio stood within the balanced market range in March at 23 per cent. The typical listing period in the first quarter averaged 48 days, also in balanced market terrain. CMHC expects balanced market conditions to prevail throughout 2010, providing some moderate gains to average sale prices.

The average residential resale price rose by 5.5 per cent year-over-year in the first quarter to $327,793. Price growth has been stronger for single-detached homes than for condominiums, as the supply-demand relationship for condos has been slightly more favourable for buyers.

Both categories have seen increased sales at higher price points, indicative of increased move-up activity and stronger competition for moderately-priced units. For single-detached units, the average sale price increased by 7.6 per cent year-over-year in the first quarter to $377,189, with increased sales in units priced over $350,000. The average condominium sale price rose by 4.8 per cent over January to March of last year to $242,157, with improved sales of units priced above $300,000.

Figure 3



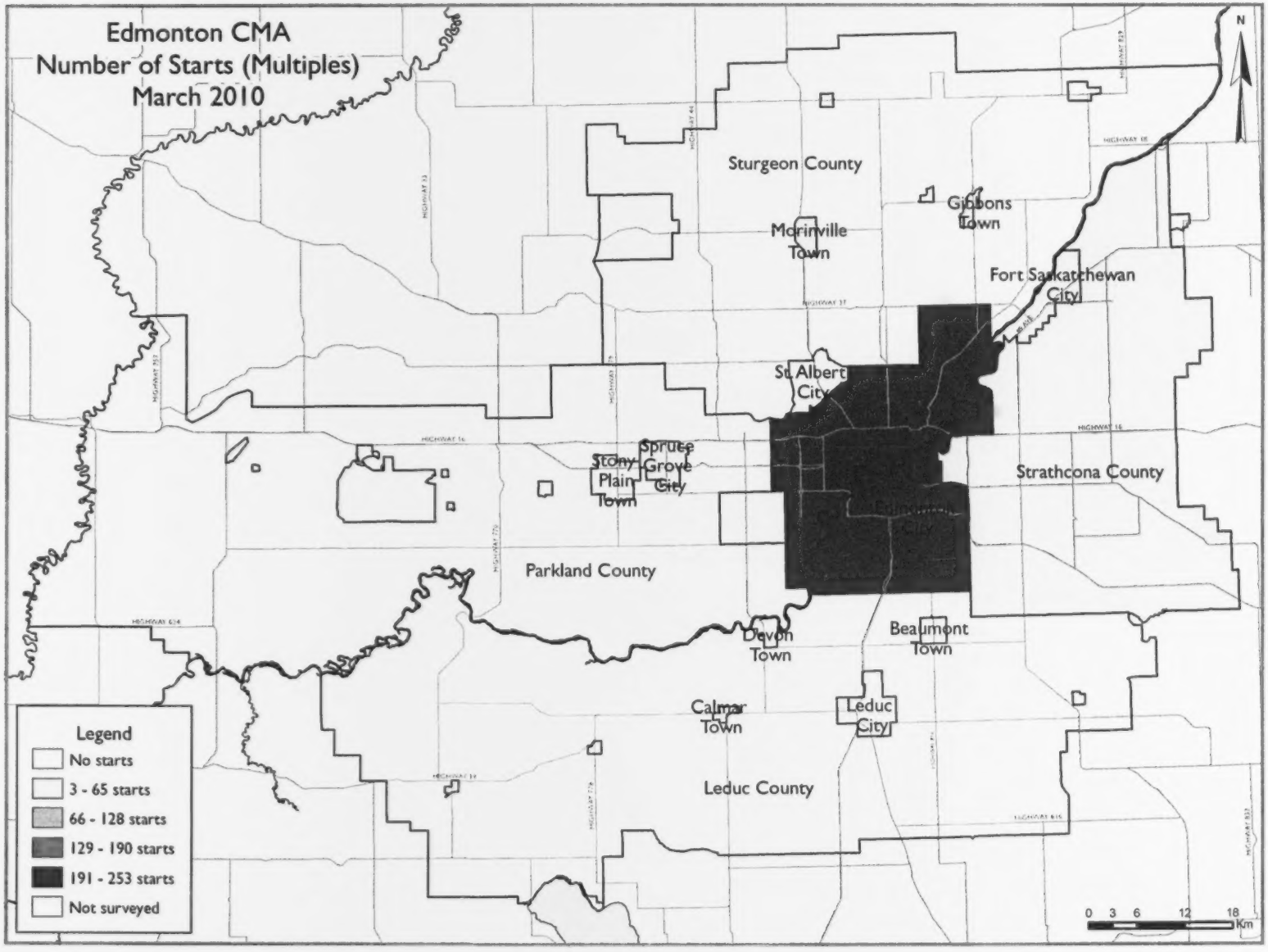
Source: RAE

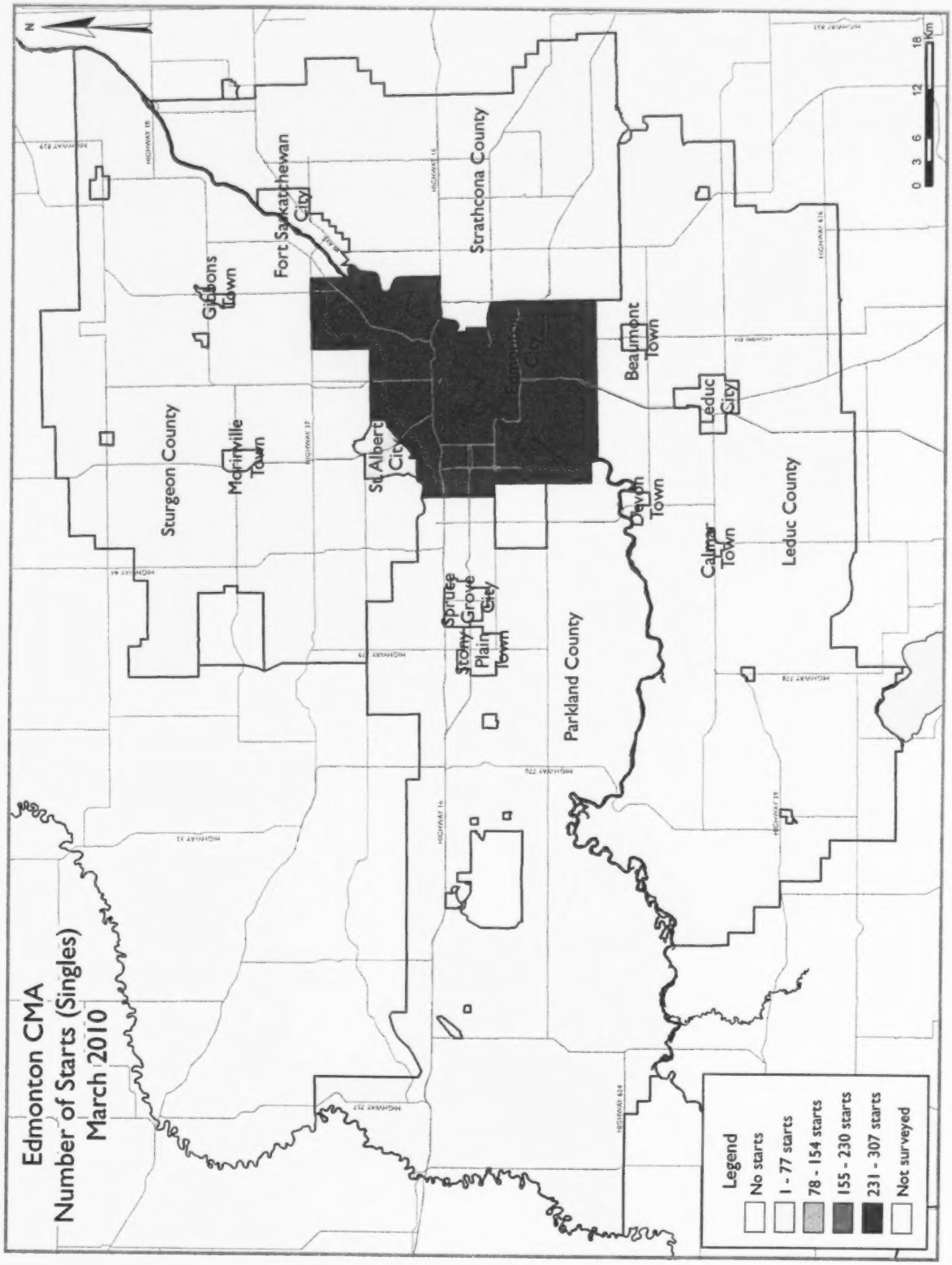
Economy

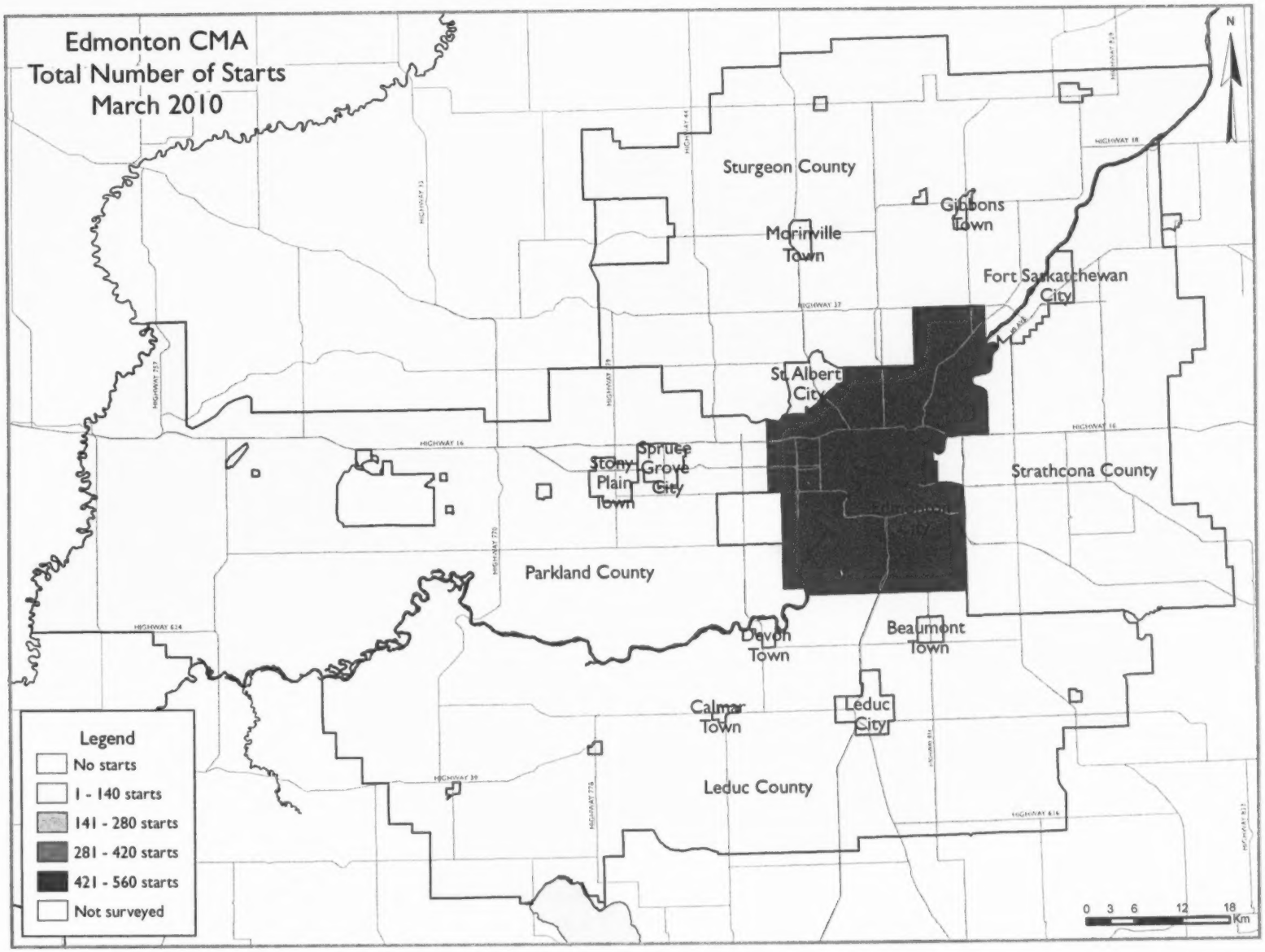
Labour Market Slow to Recover

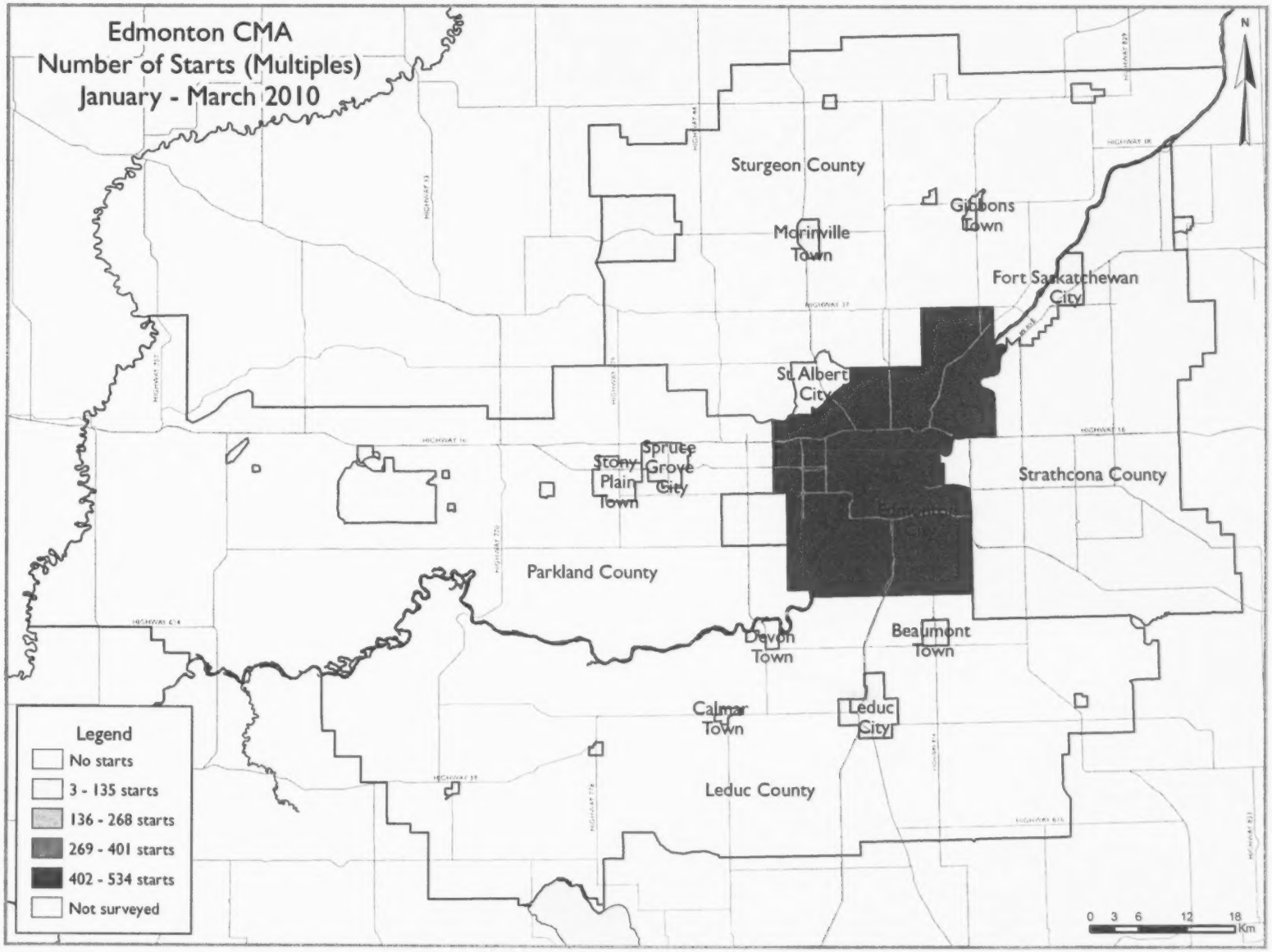
Edmonton's labour market has been slow to improve during the first quarter of 2010. The seasonally adjusted unemployment rate for Greater Edmonton stood at 7.3 per cent in March, down from the peak levels reported in October of last year but well above the 4.8 per cent level recorded in March 2009. Average employment levels in the first three months of 2010 were down by 2.2 per cent from January to March 2009. Gains in part-time jobs were countered by reductions in full-time employment. The higher unemployment levels are slowing wage gains. Statistics Canada's Average Weekly Earnings data showed a modest gain of 0.5 per cent on average in the first quarter, compared with a 5.9 per cent average rise in the first three months of 2009.

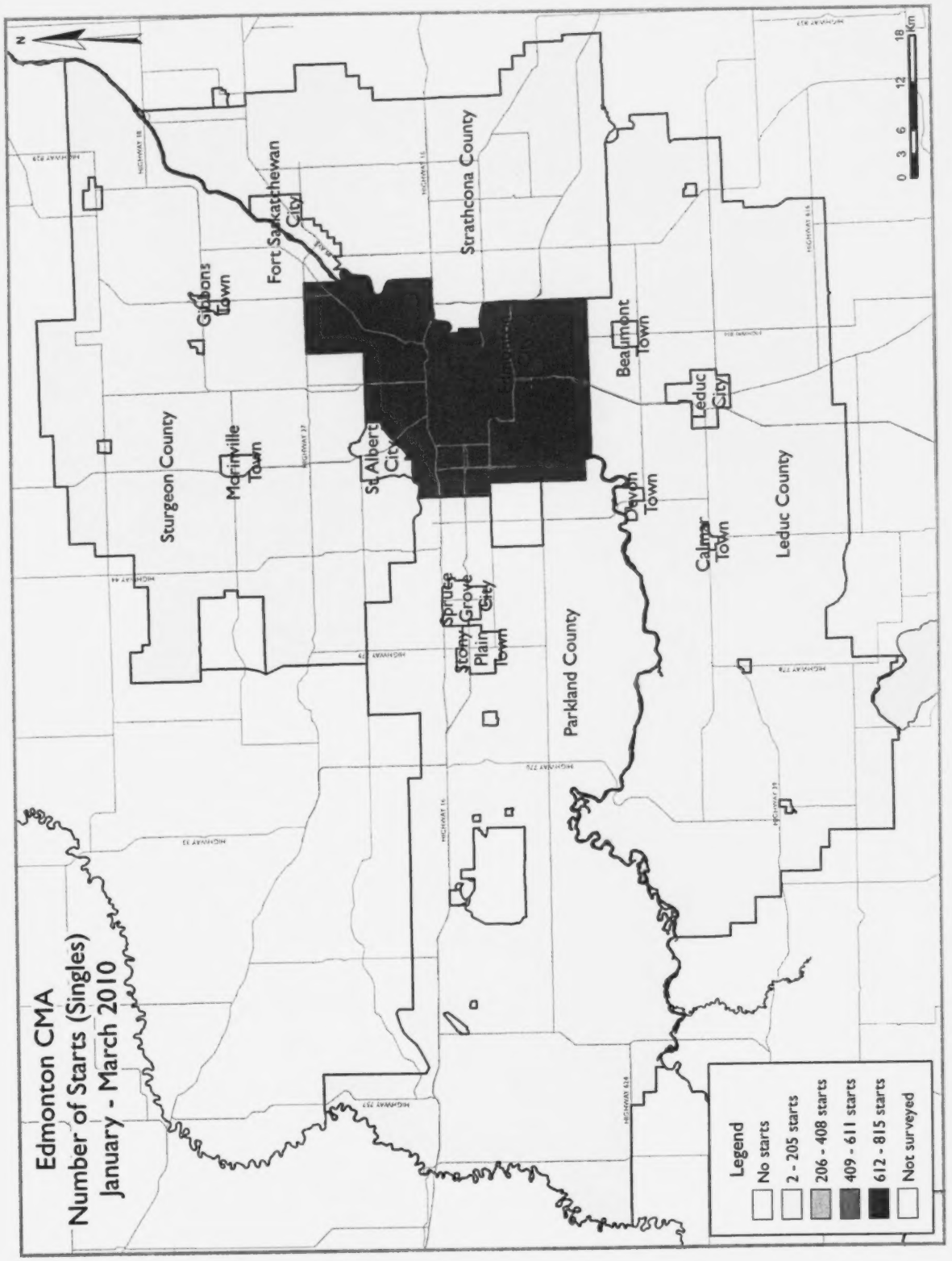
According to Statistics Canada quarterly estimates, Alberta's population growth rate slowed during the second half of 2009 largely due to reduced levels of in-migration from other provinces. In the final quarter of 2009, the province lost almost 2,800 persons to other provinces on a net basis. Alberta also experienced a net loss of 1,425 in total net non-permanent residents, the first such decrease since the fourth quarter of 2002. Overall the province managed a moderate gain in total net migration due to the offsetting effects of 4,720 international net migrants.

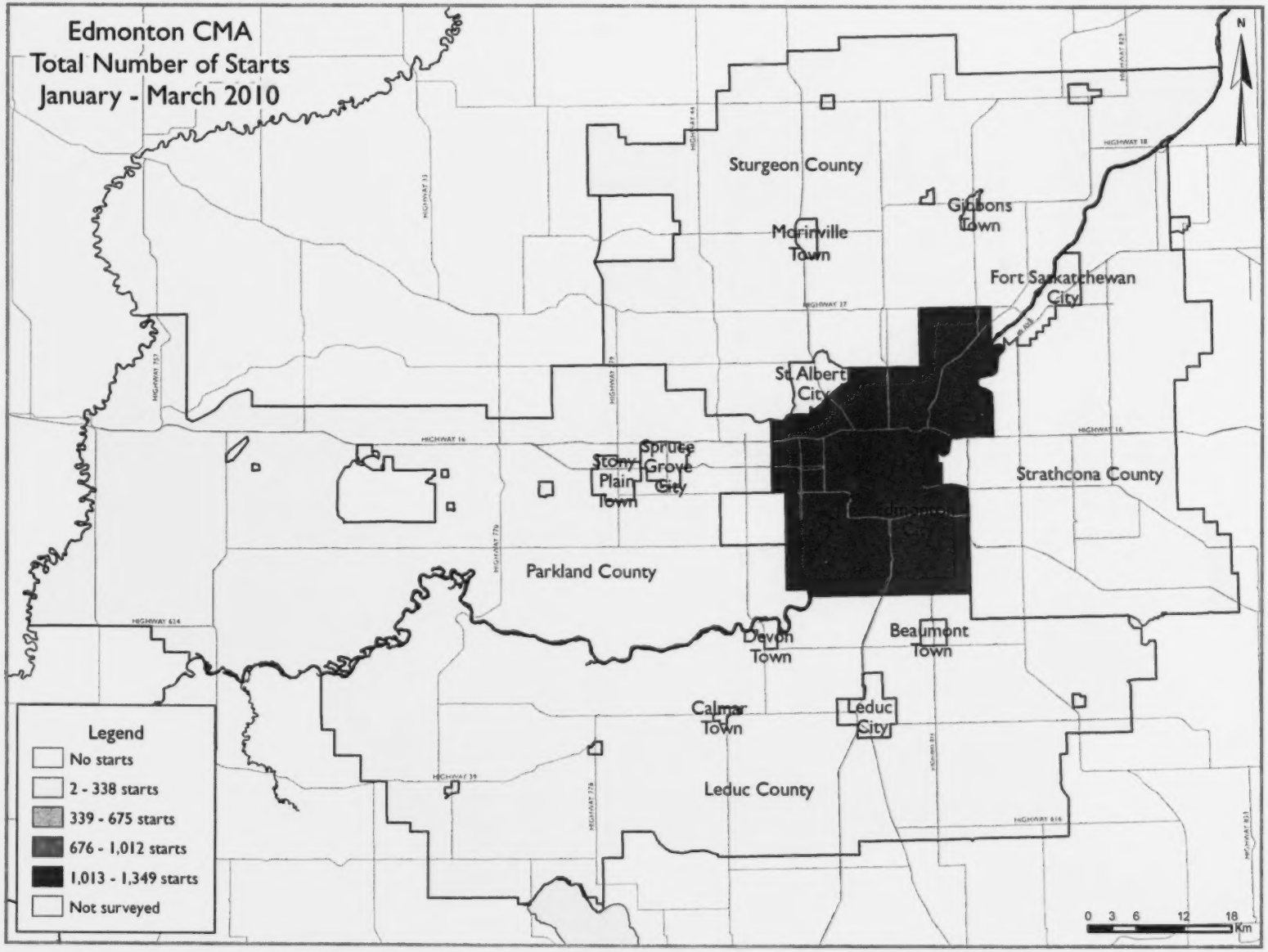

Edmonton CMA
Number of Starts (Multiples)
March 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
3 - 65 starts
66 - 128 starts
129 - 190 starts
191 - 253 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
March 2010
Legend
No starts
1 - 77 starts
78 - 154 starts
155 - 230 starts
231 - 307 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
March 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 140 starts
141 - 280 starts
281 - 420 starts
421 - 560 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - March 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
3 - 135 starts
136 - 268 starts
269 - 401 starts
402 - 534 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - March 2010
Legend
No starts
2 - 205 starts
206 - 408 starts
409 - 611 starts
612 - 815 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - March 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 338 starts
339 - 675 starts
676 - 1,012 starts
1,013 - 1,349 starts
Not surveyed
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2010	513	140	7	0	72	69	0	12	813
March 2009	105	12	0	0	4	0	0	14	135
% Change	**	**	n/a	n/a	**	n/a	n/a	-14.3	**
Year-to-date 2010	1,392	354	29	2	147	74	22	12	2,032
Year-to-date 2009	401	90	4	0	26	144	0	96	761
% Change	**	**	**	n/a	**	-48.6	n/a	-87.5	167.0
UNDER CONSTRUCTION									
March 2010	3,334	840	108	15	897	2,142	35	499	7,870
March 2009	1,805	412	45	4	981	6,006	20	421	9,694
% Change	84.7	103.9	140.0	**	-8.6	-64.3	75.0	18.5	-18.8
COMPLETIONS									
March 2010	348	72	0	1	46	82	0	0	549
March 2009	195	50	0	1	112	37	0	0	395
% Change	78.5	44.0	n/a	0.0	-58.9	121.6	n/a	n/a	39.0
Year-to-date 2010	1,062	222	3	2	157	462	0	28	1,936
Year-to-date 2009	829	268	9	1	253	789	14	122	2,285
% Change	28.1	-17.2	-66.7	100.0	-37.9	-41.4	-100.0	-77.0	-15.3
COMPLETED & NOT ABSORBED									
March 2010	401	57	9	0	181	705	2	12	1,367
March 2009	920	199	10	2	248	194	3	76	1,652
% Change	-56.4	-71.4	-10.0	-100.0	-27.0	**	-33.3	-84.2	-17.3
ABSORBED									
March 2010	350	76	1	1	84	81	0	10	603
March 2009	252	63	2	1	93	61	0	18	490
% Change	38.9	20.6	-50.0	0.0	-9.7	32.8	n/a	-44.4	23.1
Year-to-date 2010	1,057	226	5	2	214	491	2	61	2,058
Year-to-date 2009	888	237	10	4	183	750	14	46	2,132
% Change	19.0	-4.6	-50.0	-50.0	16.9	-34.5	-85.7	32.6	-3.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
March 2010	307	104	0	0	68	69	0	12	560
March 2009	48	6	0	0	4	0	0	14	72
Beaumont Town									
March 2010	22	0	0	0	0	0	0	0	22
March 2009	0	0	0	0	0	0	0	0	0
Devon Town									
March 2010	2	0	0	0	0	0	0	0	2
March 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
March 2010	21	4	0	0	0	0	0	0	25
March 2009	6	2	0	0	0	0	0	0	8
Leduc City									
March 2010	28	0	0	0	0	0	0	0	28
March 2009	4	0	0	0	0	0	0	0	4
Leduc County									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	1	0	0	0	0	0	0	0	1
Morinville Town									
March 2010	7	0	3	0	0	0	0	0	10
March 2009	1	0	0	0	0	0	0	0	1
Parkland County									
March 2010	10	0	0	0	0	0	0	0	10
March 2009	13	0	0	0	0	0	0	0	13
Spruce Grove City									
March 2010	22	20	0	0	0	0	0	0	42
March 2009	9	2	0	0	0	0	0	0	11
St. Albert City									
March 2010	25	0	0	0	0	0	0	0	25
March 2009	2	0	0	0	0	0	0	0	2
Stony Plain Town									
March 2010	12	0	0	0	0	0	0	0	12
March 2009	5	0	0	0	0	0	0	0	5
Strathcona County									
March 2010	44	12	4	0	4	0	0	0	64
March 2009	12	2	0	0	0	0	0	0	14
Sturgeon County									
March 2010	5	0	0	0	0	0	0	0	5
March 2009	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
March 2010	7	0	0	0	0	0	0	0	7
March 2009	2	0	0	0	0	0	0	0	2
Edmonton CMA									
March 2010	513	140	7	0	72	69	0	12	813
March 2009	105	12	0	0	4	0	0	14	135

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
March 2010	1,807	538	62	9	603	1,934	35	218	5,206
March 2009	737	222	30	4	656	4,906	18	120	6,693
Beaumont Town									
March 2010	133	12	0	0	28	0	0	0	173
March 2009	40	4	0	0	18	50	0	35	147
Devon Town									
March 2010	11	8	0	0	10	0	0	0	29
March 2009	4	0	0	0	20	0	0	0	24
Fort Saskatchewan City									
March 2010	136	74	7	0	30	0	0	152	399
March 2009	63	42	7	0	32	212	0	0	356
Leduc City									
March 2010	203	48	4	0	56	0	0	47	358
March 2009	114	18	0	0	95	121	0	0	348
Leduc County									
March 2010	59	0	0	0	0	0	0	0	59
March 2009	56	0	0	0	0	0	0	0	56
Morinville Town									
March 2010	41	2	10	0	46	20	0	0	119
March 2009	34	2	4	0	53	108	0	0	201
Parkland County									
March 2010	118	0	0	0	0	0	0	0	118
March 2009	183	0	0	0	0	0	0	0	183
Spruce Grove City									
March 2010	195	68	17	0	0	0	0	0	280
March 2009	107	72	4	0	0	283	0	0	466
St. Albert City									
March 2010	124	14	0	0	18	36	0	82	274
March 2009	45	12	0	0	0	65	0	132	254
Stony Plain Town									
March 2010	70	2	4	0	68	119	0	0	263
March 2009	70	4	0	0	95	166	0	0	335
Strathcona County									
March 2010	299	70	4	6	38	0	0	0	417
March 2009	186	30	0	0	12	74	2	134	438
Sturgeon County									
March 2010	88	2	0	0	0	0	0	0	90
March 2009	131	0	0	0	0	0	0	0	131
Remainder of the CMA									
March 2010	50	2	0	0	0	33	0	0	85
March 2009	35	6	0	0	0	21	0	0	62
Edmonton CMA									
March 2010	3,334	840	108	15	897	2,142	35	499	7,870
March 2009	1,805	412	45	4	981	6,006	20	421	9,694

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
March 2010	236	50	0	0	36	82	0	0	404
March 2009	93	20	0	1	80	0	0	0	194
Beaumont Town									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
Devon Town									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
March 2010	9	12	0	0	0	0	0	0	21
March 2009	6	10	0	0	0	0	0	0	16
Leduc City									
March 2010	4	4	0	0	0	0	0	0	8
March 2009	2	2	0	0	12	37	0	0	53
Leduc County									
March 2010	4	0	0	0	0	0	0	0	4
March 2009	3	0	0	0	0	0	0	0	3
Morinville Town									
March 2010	5	0	0	0	0	0	0	0	5
March 2009	4	0	0	0	0	0	0	0	4
Parkland County									
March 2010	11	0	0	0	0	0	0	0	11
March 2009	18	0	0	0	0	0	0	0	18
Spruce Grove City									
March 2010	10	0	0	0	0	0	0	0	10
March 2009	15	16	0	0	0	0	0	0	31
St. Albert City									
March 2010	14	2	0	0	10	0	0	0	26
March 2009	3	0	0	0	0	0	0	0	3
Stony Plain Town									
March 2010	6	0	0	0	0	0	0	0	6
March 2009	11	0	0	0	0	0	0	0	11
Strathcona County									
March 2010	27	4	0	1	0	0	0	0	32
March 2009	20	2	0	0	20	0	0	0	42
Sturgeon County									
March 2010	17	0	0	0	0	0	0	0	17
March 2009	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
March 2010	4	0	0	0	0	0	0	0	4
March 2009	6	0	0	0	0	0	0	0	6
Edmonton CMA									
March 2010	348	72	0	1	46	82	0	0	549
March 2009	195	50	0	1	112	37	0	0	395

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
March 2010	209	34	4	0	102	426	1	0	776
March 2009	390	119	6	0	98	67	3	76	759
Beaumont Town									
March 2010	13	0	0	0	2	0	0	0	15
March 2009	52	5	0	0	5	0	0	0	62
Devon Town									
March 2010	2	0	0	0	1	0	0	0	3
March 2009	6	0	0	0	8	0	0	0	14
Fort Saskatchewan City									
March 2010	30	12	1	0	21	73	0	0	137
March 2009	63	29	1	0	33	83	0	0	209
Leduc City									
March 2010	25	2	0	0	8	57	0	0	92
March 2009	90	3	0	0	23	31	0	0	147
Leduc County									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	0	0	0	0	0	0	0	0	0
Morinville Town									
March 2010	14	1	1	0	17	8	0	0	41
March 2009	54	4	1	0	18	0	0	0	77
Parkland County									
March 2010	6	0	0	0	0	0	0	0	6
March 2009	18	0	1	0	2	0	0	0	21
Spruce Grove City									
March 2010	14	2	3	0	0	93	0	0	112
March 2009	48	10	0	0	0	0	0	0	58
St. Albert City									
March 2010	32	2	0	0	1	0	0	0	35
March 2009	56	6	0	0	10	4	0	0	76
Stony Plain Town									
March 2010	17	0	0	0	23	43	1	0	84
March 2009	40	14	1	0	10	0	0	0	65
Strathcona County									
March 2010	34	4	0	0	6	5	0	12	61
March 2009	86	9	0	2	41	9	0	0	147
Sturgeon County									
March 2010	2	0	0	0	0	0	0	0	2
March 2009	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
March 2010	2	0	0	0	0	0	0	0	2
March 2009	15	0	0	0	0	0	0	0	15
Edmonton CMA									
March 2010	401	57	9	0	181	705	2	12	1,367
March 2009	920	199	10	2	248	194	3	76	1,652

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
March 2010	229	54	1	0	64	69	0	10	427
March 2009	121	35	0	1	74	39	0	18	288
Beaumont Town									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	7	0	0	0	0	0	0	0	7
Devon Town									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
March 2010	10	11	0	0	0	0	0	0	21
March 2009	13	8	2	0	0	0	0	0	23
Leduc City									
March 2010	10	4	0	0	9	0	0	0	23
March 2009	8	2	0	0	8	22	0	0	40
Leduc County									
March 2010	4	0	0	0	0	0	0	0	4
March 2009	3	0	0	0	0	0	0	0	3
Morinville Town									
March 2010	8	0	0	0	0	1	0	0	9
March 2009	9	0	0	0	0	0	0	0	9
Parkland County									
March 2010	12	0	0	0	0	0	0	0	12
March 2009	20	0	0	0	1	0	0	0	21
Spruce Grove City									
March 2010	10	0	0	0	0	0	0	0	10
March 2009	16	13	0	0	0	0	0	0	29
St. Albert City									
March 2010	11	3	0	0	10	0	0	0	24
March 2009	3	0	0	0	0	0	0	0	3
Stony Plain Town									
March 2010	8	0	0	0	0	0	0	0	8
March 2009	8	4	0	0	0	0	0	0	12
Strathcona County									
March 2010	24	4	0	1	1	11	0	0	41
March 2009	25	1	0	0	10	0	0	0	36
Sturgeon County									
March 2010	17	0	0	0	0	0	0	0	17
March 2009	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
March 2010	5	0	0	0	0	0	0	0	5
March 2009	6	0	0	0	0	0	0	0	6
Edmonton CMA									
March 2010	350	76	1	1	84	81	0	10	603
March 2009	252	63	2	1	93	61	0	18	490

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Edmonton City	307	48	116	10	56	0	81	14	560	72	**
Beaumont Town	22	0	0	0	0	0	0	0	22	0	n/a
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	2	0	0	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	21	6	4	2	0	0	0	0	25	8	**
Gibbons Town	3	0	0	0	0	0	0	0	3	0	n/a
Leduc City	28	4	0	0	0	0	0	0	28	4	**
Leduc County	1	1	0	0	0	0	0	0	1	1	0.0
Morinville Town	7	1	0	0	3	0	0	0	10	1	**
Parkland County	10	13	0	0	0	0	0	0	10	13	-23.1
Spruce Grove City	22	9	20	2	0	0	0	0	42	11	**
St. Albert City	25	2	0	0	0	0	0	0	25	2	**
Stony Plain Town	12	5	0	0	0	0	0	0	12	5	140.0
Strathcona County	44	12	12	2	8	0	0	0	64	14	**
Sturgeon County	5	2	0	0	0	0	0	0	5	2	150.0
Remainder of the CMA	4	2	0	0	0	0	0	0	4	2	100.0
Edmonton CMA	513	105	152	16	67	0	81	14	813	135	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	815	210	308	66	140	14	86	158	1,349	448	**
Beaumont Town	61	3	4	4	0	0	0	0	65	7	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	2	0	0	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	64	18	18	12	0	0	0	0	82	30	173.3
Gibbons Town	6	2	0	0	0	0	0	0	6	2	200.0
Leduc City	75	20	4	0	0	8	0	0	79	28	182.1
Leduc County	16	10	0	0	0	0	0	0	16	10	60.0
Morinville Town	16	9	0	0	3	4	0	0	19	13	46.2
Parkland County	19	15	0	0	0	0	0	0	19	15	26.7
Spruce Grove City	99	20	40	10	0	0	0	0	139	30	**
St. Albert City	46	5	0	0	0	0	0	82	46	87	-47.1
Stony Plain Town	29	23	0	0	0	0	0	0	29	23	26.1
Strathcona County	114	44	24	2	11	0	0	0	149	46	**
Sturgeon County	17	18	0	0	0	0	0	0	17	18	-5.6
Remainder of the CMA	15	4	0	0	0	0	0	0	15	4	**
Edmonton CMA	1,394	401	398	94	154	26	86	240	2,032	761	167.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Edmonton City	56	0	0	0	69	0	12	14
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	67	0	0	0	69	0	12	14

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	118	14	22	0	74	144	12	14
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	3	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	82
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	11	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	132	26	22	0	74	144	12	96

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Edmonton City	411	54	137	4	12	14	560	72
Beaumont Town	22	0	0	0	0	0	22	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	25	8	0	0	0	0	25	8
Gibbons Town	3	0	0	0	0	0	3	0
Leduc City	28	4	0	0	0	0	28	4
Leduc County	1	1	0	0	0	0	1	1
Morinville Town	10	1	0	0	0	0	10	1
Parkland County	10	13	0	0	0	0	10	13
Spruce Grove City	42	11	0	0	0	0	42	11
St. Albert City	25	2	0	0	0	0	25	2
Stony Plain Town	12	5	0	0	0	0	12	5
Strathcona County	60	14	4	0	0	0	64	14
Sturgeon County	5	2	0	0	0	0	5	2
Remainder of the CMA	4	2	0	0	0	0	4	2
Edmonton CMA	660	117	141	4	12	14	813	135

Table 2.5: Starts by Submarket and by Intended Market
January - March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	1,100	272	215	162	34	14	1,349	448
Beaumont Town	65	7	0	0	0	0	65	7
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	82	30	0	0	0	0	82	30
Gibbons Town	6	2	0	0	0	0	6	2
Leduc City	79	20	0	8	0	0	79	28
Leduc County	16	10	0	0	0	0	16	10
Morinville Town	19	13	0	0	0	0	19	13
Parkland County	19	15	0	0	0	0	19	15
Spruce Grove City	139	30	0	0	0	0	139	30
St. Albert City	46	5	0	0	0	82	46	87
Stony Plain Town	29	23	0	0	0	0	29	23
Strathcona County	141	46	8	0	0	0	149	46
Sturgeon County	17	18	0	0	0	0	17	18
Remainder of the CMA	15	4	0	0	0	0	15	4
Edmonton CMA	1,775	495	223	170	34	96	2,032	761

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Edmonton City	236	94	56	28	30	72	82	0	404	194	108.2
Beaumont Town	0	0	0	0	0	0	0	0	0	0	n/a
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	9	6	12	10	0	0	0	0	21	16	31.3
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	4	2	4	2	0	12	0	37	8	53	-84.9
Leduc County	4	3	0	0	0	0	0	0	4	3	33.3
Morinville Town	5	4	0	0	0	0	0	0	5	4	25.0
Parkland County	11	18	0	0	0	0	0	0	11	18	-38.9
Spruce Grove City	10	15	0	16	0	0	0	0	10	31	-67.7
St. Albert City	14	3	4	0	8	0	0	0	26	3	**
Stony Plain Town	6	11	0	0	0	0	0	0	6	11	-45.5
Strathcona County	28	20	4	6	0	16	0	0	32	42	-23.8
Sturgeon County	17	14	0	0	0	0	0	0	17	14	21.4
Remainder of the CMA	4	5	0	0	0	0	0	0	4	5	-20.0
Edmonton CMA	349	196	80	62	38	100	82	37	549	395	39.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	675	446	174	212	73	121	490	626	1,412	1,405	0.5
Beaumont Town	14	23	4	14	0	8	0	28	18	73	-75.3
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	4	0	0	5	10	0	0	6	14	-57.1
Fort Saskatchewan City	40	21	26	24	3	0	0	0	69	45	53.3
Gibbons Town	1	5	0	0	0	0	0	0	1	5	-80.0
Leduc City	51	60	10	40	20	44	0	84	81	228	-64.5
Leduc County	17	22	2	0	0	0	0	0	19	22	-13.6
Morinville Town	8	18	0	4	0	0	0	0	8	22	-63.6
Parkland County	24	36	0	0	0	3	0	0	24	39	-38.5
Spruce Grove City	40	51	6	24	0	0	0	0	46	75	-38.7
St. Albert City	48	18	6	0	8	8	0	0	62	26	138.5
Stony Plain Town	28	18	8	2	0	0	0	0	36	20	80.0
Strathcona County	82	55	18	6	19	24	0	173	119	258	-53.9
Sturgeon County	31	39	0	0	0	0	0	0	31	39	-20.5
Remainder of the CMA	4	14	0	0	0	0	0	0	4	14	-71.4
Edmonton CMA	1,064	830	254	326	128	218	490	911	1,936	2,285	-15.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Edmonton City	30	72	0	0	82	0	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	12	0	0	0	37	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	8	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	16	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	38	100	0	0	82	37	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	73	121	0	0	462	532	28	94
Beaumont Town	0	8	0	0	0	0	0	28
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	10	0	0	0	0	0	0
Fort Saskatchewan City	3	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	20	44	0	0	0	84	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	3	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	8	8	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	19	24	0	0	0	173	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	128	218	0	0	462	789	28	122

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Edmonton City	286	113	118	81	0	0	404	194
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	21	16	0	0	0	0	21	16
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	8	4	0	49	0	0	8	53
Leduc County	4	3	0	0	0	0	4	3
Morinville Town	5	4	0	0	0	0	5	4
Parkland County	11	18	0	0	0	0	11	18
Spruce Grove City	10	31	0	0	0	0	10	31
St. Albert City	16	3	10	0	0	0	26	3
Stony Plain Town	6	11	0	0	0	0	6	11
Strathcona County	31	22	1	20	0	0	32	42
Sturgeon County	17	14	0	0	0	0	17	14
Remainder of the CMA	4	5	0	0	0	0	4	5
Edmonton CMA	420	245	129	150	0	0	549	395

Table 3.5: Completions by Submarket and by Intended Market
January - March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	826	617	558	680	28	108	1,412	1,405
Beaumont Town	18	37	0	8	0	28	18	73
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	4	5	10	0	0	6	14
Fort Saskatchewan City	69	45	0	0	0	0	69	45
Gibbons Town	1	5	0	0	0	0	1	5
Leduc City	61	92	20	136	0	0	81	228
Leduc County	19	22	0	0	0	0	19	22
Morinville Town	8	22	0	0	0	0	8	22
Parkland County	24	39	0	0	0	0	24	39
Spruce Grove City	46	75	0	0	0	0	46	75
St. Albert City	50	18	12	8	0	0	62	26
Stony Plain Town	30	20	6	0	0	0	36	20
Strathcona County	99	57	20	201	0	0	119	258
Sturgeon County	31	39	0	0	0	0	31	39
Remainder of the CMA	4	14	0	0	0	0	4	14
Edmonton CMA	1,287	1,106	621	1,043	28	136	1,936	2,285

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
March 2010	35	15.8	107	48.4	45	20.4	16	7.2	18	8.1	221	413,400	460,762
March 2009	8	6.6	37	30.3	29	23.8	12	9.8	36	29.5	122	509,200	613,368
Year-to-date 2010	125	19.6	281	44.1	130	20.4	40	6.3	61	9.6	637	416,800	464,311
Year-to-date 2009	25	5.6	110	24.5	118	26.3	63	14.0	133	29.6	449	516,500	641,093
Beaumont Town													
March 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2009	1	14.3	1	14.3	3	42.9	2	28.6	0	0.0	7	--	--
Year-to-date 2010	5	45.5	5	45.5	1	9.1	0	0.0	0	0.0	11	382,542	365,489
Year-to-date 2009	2	9.5	5	23.8	10	47.6	3	14.3	1	4.8	21	489,900	492,729
Calmar Town													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
March 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
Fort Saskatchewan City													
March 2010	3	30.0	7	70.0	0	0.0	0	0.0	0	0.0	10	374,200	369,490
March 2009	4	30.8	7	53.8	0	0.0	0	0.0	2	15.4	13	386,900	437,477
Year-to-date 2010	13	31.7	20	48.8	3	7.3	4	9.8	1	2.4	41	365,100	394,133
Year-to-date 2009	5	13.9	20	55.6	7	19.4	1	2.8	3	8.3	36	412,350	445,083
Gibbons Town													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	6	66.7	2	22.2	1	11.1	0	0.0	0	0.0	9	--	--
Leduc City													
March 2010	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0	10	341,625	351,982
March 2009	1	12.5	3	37.5	3	37.5	1	12.5	0	0.0	8	--	--
Year-to-date 2010	36	62.1	17	29.3	3	5.2	2	3.4	0	0.0	58	312,538	338,327
Year-to-date 2009	7	11.3	15	24.2	31	50.0	8	12.9	1	1.6	62	474,950	474,863
Leduc County													
March 2010	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	--	--
March 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2010	1	6.3	3	18.8	9	56.3	2	12.5	1	6.3	16	490,839	488,908
Year-to-date 2009	1	4.5	1	4.5	2	9.1	8	36.4	10	45.5	22	625,000	656,364
Morinville Town													
March 2010	1	14.3	6	85.7	0	0.0	0	0.0	0	0.0	7	--	--
March 2009	4	44.4	4	44.4	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2010	5	33.3	9	60.0	1	6.7	0	0.0	0	0.0	15	376,500	361,527
Year-to-date 2009	6	24.0	15	60.0	3	12.0	0	0.0	1	4.0	25	410,000	436,716

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
March 2010	0	0.0	3	50.0	1	16.7	0	0.0	2	33.3	6	--	--
March 2009	5	25.0	7	35.0	1	5.0	1	5.0	6	30.0	20	420,450	511,548
Year-to-date 2010	3	15.0	3	15.0	1	5.0	1	5.0	12	60.0	20	674,250	723,316
Year-to-date 2009	7	15.6	10	22.2	5	11.1	3	6.7	20	44.4	45	583,000	599,113
Spruce Grove City													
March 2010	3	30.0	5	50.0	2	20.0	0	0.0	0	0.0	10	370,500	363,459
March 2009	1	6.3	12	75.0	3	18.8	0	0.0	0	0.0	16	380,008	399,183
Year-to-date 2010	20	50.0	17	42.5	3	7.5	0	0.0	0	0.0	40	349,950	350,436
Year-to-date 2009	10	17.5	33	57.9	12	21.1	1	1.8	1	1.8	57	389,406	405,127
St. Albert City													
March 2010	0	0.0	2	18.2	7	63.6	2	18.2	0	0.0	11	479,000	481,955
March 2009	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Year-to-date 2010	1	2.3	13	30.2	14	32.6	10	23.3	5	11.6	43	502,200	539,486
Year-to-date 2009	0	0.0	0	0.0	6	24.0	3	12.0	16	64.0	25	709,200	782,560
Stony Plain Town													
March 2010	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0	8	--	--
March 2009	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2010	19	59.4	11	34.4	1	3.1	0	0.0	1	3.1	32	339,813	348,417
Year-to-date 2009	9	50.0	7	38.9	2	11.1	0	0.0	0	0.0	18	340,542	353,060
Strathcona County													
March 2010	1	4.0	6	24.0	9	36.0	4	16.0	5	20.0	25	506,000	622,640
March 2009	0	0.0	0	0.0	16	64.0	2	8.0	7	28.0	25	540,000	723,280
Year-to-date 2010	1	1.3	27	33.8	23	28.8	11	13.8	18	22.5	80	500,000	617,728
Year-to-date 2009	0	0.0	9	12.3	32	43.8	7	9.6	25	34.2	73	540,000	683,205
Sturgeon County													
March 2010	3	17.6	2	11.8	2	11.8	4	23.5	6	35.3	17	580,000	555,294
March 2009	0	0.0	3	23.1	3	23.1	1	7.7	6	46.2	13	590,000	706,154
Year-to-date 2010	6	19.4	2	6.5	5	16.1	4	12.9	14	45.2	31	590,000	624,677
Year-to-date 2009	4	10.5	8	21.1	6	15.8	8	21.1	12	31.6	38	565,000	626,316
Remainder of the CMA													
March 2010	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	--	--
March 2009	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	5	71.4	1	14.3	0	0.0	0	0.0	1	14.3	7	--	--
Year-to-date 2009	5	71.4	1	14.3	1	14.3	0	0.0	0	0.0	7	--	--
Edmonton CMA													
March 2010	59	17.6	148	44.0	68	20.2	29	8.6	32	9.5	336	416,903	465,393
March 2009	32	12.6	77	30.4	63	24.9	20	7.9	61	24.1	253	488,000	571,401
Year-to-date 2010	241	23.3	409	39.6	194	18.8	75	7.3	114	11.0	1,033	414,300	468,348
Year-to-date 2009	87	9.8	236	26.5	239	26.8	107	12.0	223	25.0	892	500,000	590,276

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2010						
Submarket	March 2010	March 2009	% Change	YTD 2010	YTD 2009	% Change
Edmonton City	460,762	613,368	-24.9	464,311	641,093	-27.6
Beaumont Town	--	--	n/a	365,489	492,729	-25.8
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	369,490	437,477	-15.5	394,133	445,083	-11.4
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	351,982	--	n/a	338,327	474,863	-28.8
Leduc County	--	--	n/a	488,908	656,364	-25.5
Morinville Town	--	--	n/a	361,527	436,716	-17.2
Parkland County	--	511,548	n/a	723,316	599,113	20.7
Spruce Grove City	363,459	399,183	-8.9	350,436	405,127	-13.5
St. Albert City	481,955	--	n/a	539,486	782,560	-31.1
Stony Plain Town	--	--	n/a	348,417	353,060	-1.3
Strathcona County	622,640	723,280	-13.9	617,728	683,205	-9.6
Sturgeon County	555,294	706,154	-21.4	624,677	626,316	-0.3
Remainder of the CMA	--	--	n/a	--	--	n/a
Edmonton CMA	465,393	571,401	-18.6	468,348	590,276	-20.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
March 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	730	-40.5	1,159	2,429	2,763	41.9	317,049	-4.5	326,773
	February	1,075	-16.5	1,292	2,664	2,905	44.5	308,970	-8.7	309,971
	March	1,380	-11.4	1,243	2,881	2,431	51.1	309,032	-10.1	308,852
	April	1,843	1.1	1,535	2,999	2,457	62.5	312,127	-7.4	304,184
	May	2,161	18.7	1,763	3,180	2,689	65.6	326,332	-4.2	305,597
	June	2,551	37.7	1,964	3,136	2,490	78.9	328,285	-3.8	298,039
	July	2,278	27.7	1,909	3,052	2,614	73.0	324,744	-3.1	331,192
	August	1,673	8.6	1,726	2,629	2,616	66.0	318,321	-3.3	310,488
	September	1,704	-1.4	1,672	2,559	2,456	68.1	327,235	0.7	337,099
	October	1,535	22.9	1,701	2,192	2,306	73.8	318,969	0.4	343,101
	November	1,261	41.5	1,618	1,894	2,547	63.5	318,482	0.0	335,646
	December	948	55.9	1,557	1,081	2,422	64.3	319,201	2.6	333,392
2010	January	884	21.1	1,449	2,199	2,594	55.9	314,783	-0.7	322,715
	February	1,298	20.7	1,515	2,505	2,677	56.6	316,927	2.6	327,625
	March	1,691	22.5	1,437	3,728	2,884	49.8	342,933	11.0	339,788
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	3,185	-21.8		7,974			310,849	-8.2	
	Q1 2010	3,873	21.6		8,432			327,793	5.5	
	YTD 2009	3,185	-21.8		7,974			310,849	-8.2	
	YTD 2010	3,873	21.6		8,432			327,793	5.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators March 2010										
		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	222.3	120.2	626	4.1	73.1	910
	February	627	5.00	5.79	215.7	121.5	623	4.5	73.0	902
	March	613	4.50	5.55	213.1	120.9	622	4.8	72.9	898
	April	596	3.90	5.25	211.2	120.5	622	5.2	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	620	6.7	73.7	912
	July	631	3.75	5.85	208.3	121.8	617	7.2	73.6	916
	August	631	3.75	5.85	207.6	122.1	616	7.5	73.5	927
	September	610	3.70	5.49	207.4	121.7	614	7.6	73.2	933
	October	630	3.80	5.84	206.8	121.8	610	7.8	72.7	948
	November	616	3.60	5.59	207.0	122.7	610	7.7	72.5	946
	December	610	3.60	5.49	207.3	122.0	615	7.6	72.8	937
2010	January	610	3.60	5.49	207.9	122.4	622	6.9	73.1	921
	February	604	3.60	5.39	208.6	122.9	617	6.8	72.2	905
	March	631	3.60	5.85		122.3	608	7.3	71.5	896
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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